



**CITY OF FORT LAUDERDALE
City Commission Agenda Memo
REGULAR MEETING**

#25-1071

TO: Honorable Mayor & Members of the
Fort Lauderdale City Commission

FROM: Rickelle Williams, City Manager

DATE: January 6, 2026

TITLE: Resolution Approving Revisions to the City of Fort Lauderdale's Unified Flex Policy to Reallocate Unused Affordable Flex Residential Units to the Pool of Unified Flex Residential Units – Case No. UDP-T25010 - (**Commission Districts 1, 2, 3 and 4**)

Recommendation

Staff recommends the City Commission approve a resolution approving revision to the City of Fort Lauderdale's Unified Flex Policy to Reallocate Unused Affordable Flex Residential Units to Unified Flex Residential Units.

Background

The Broward County Land Use Plan contains rules that address density for residential areas and uses, and intensity for non-residential areas and uses. The rules are called "Flexibility Rules" and are designed to allow municipalities to make minor changes to their adopted land use plans without a corresponding County action on the Broward County Land Use Plan, which would otherwise be required to maintain consistency between a municipal plan and the Broward County plan.

On March 6, 2018, the City Commission adopted Resolution No. 18-45, approving the City's Unified Flex Policy, as its local policy document for implementing "Flexibility Rule" within the City of Fort Lauderdale. The Unified Flex Policy was approved by the Broward County Planning Council (BCPC) on July 10, 2018. The overall intent of the policy is to guide future growth to the City's activity centers and along major transit corridors, protect and preserve residential neighborhoods, maintain availability of nonresidential commercial flex acreage, and provide for city-wide availability of affordable flex units and special residential facilities.

Residential densities shown on the Broward County Land Use Plan Map may be rearranged by a municipality utilizing "flexibility units." Flexibility units are pools of dwelling units that can be allocated in accordance with the City's Unified Flex Policy which sets aside a percentage of flexibility units as affordable housing units. Since the adoption of the Unified Flex Policy, numerous State, County, and City affordable housing policies have been approved and property owners are utilizing these other affordable housing

regulatory options instead of using affordable flex units. As a result, there have been no requests for affordable flex units under the Unified Flex Policy, leaving a pool of 1,736 unused affordable flex units.

The proposed revised flexibility policy removes the designation of these flex units for affordable housing. If approved, the policy would allow applicants to choose to continue to use flex units for developing affordable housing, or to use the units as market rate projects that are limited to a maximum of fifty (50) units in specific locations. With whatever option is chosen, an application would need to comply with Unified Land Development Regulations (ULDR), Section 47-28, Density and Flexibility Rules. In addition, the policy would also permit these flex units to be used for the Transfer of Development Rights (TDR) program which is a City initiative that intends to protect and preserve historic buildings.

At the time the Unified Flex Policy was adopted there were 1,901 affordable housing flex units. This number was fixed upon adoption of the policy in 2018. A total of 165 affordable housing flex units have been assigned to projects, resulting in a balance of 1,736 units. The 1,736 reallocated units would be added to the permitted unified flex units, thereby making them available for allocation. Table 1 provides a comparison of current flex unit totals and the proposed unified flex unit totals under the proposed policy amendment.

Table 1: Flex Unit Comparison

Current Unified Flex Units			Proposed Unified Flex Units		
	Unified Units	Affordable Units		Unified Units	Affordable Units
Permitted Units	11,718	1,901	Permitted Units	13,454	0
Expired Projects	344	0	Expired Projects	344	0
Total	12,062	1,901	Total	13,798	0
Total Allocated	12,062	165	Total Allocated	12,062	165
Available	0	1,736	Available	1,736	0

On October 15, 2025, the Planning and Zoning Board (PZB), acting as the Local Planning Agency, reviewed the proposed amendment and recommended approval (9-0) of the policy amendment. The October 15, 2025, PZB Staff Report and PZB Meeting Minutes are attached as Exhibit 1 and Exhibit 2, respectively. The revised Unified Flex Policy, in strike through underline format, is attached as Exhibit 3, and the clean version of the Unified Flex Policy is attached as Exhibit 4. The current Unified Flex Table is attached as Exhibit 5.

Staff presented the amendment to the City's Affordable Housing Advisory Committee (AHAC) on December 8, 2025. Members of the AHAC did not provide feedback or raise any issues with the proposed amendment.

The revised Unified Flex Policy does not require further approval by BCPC after City Commission action.

Resource Impact

There is no fiscal impact associated with this action.

Strategic Connections

This item supports the *Press Play Fort Lauderdale 2029* Strategic Plan, specifically advancing:

- The Housing Focus Area, Goal 2: Enable housing options for all income levels.

This item advances the *Fast Forward Fort Lauderdale 2035* Vision Plan: We Are Community

This item supports the *Advance Fort Lauderdale 2040* Comprehensive Plan specifically advancing:

- The Neighborhood Enhancement Focus Area
- The Future Land Use Element
 - Goal 1: Promote the advancement of great neighborhoods throughout the implementation of the Goals, Objectives and Policies of this plan in compliance with the Broward County Land Use Plan and State Regulations.
 - Goal 2: Sustainable Development: The City shall encourage sustainable, smart growth which designates areas for future growth, promotes connectivity, social equity, preservation of neighborhood character and compatibility of uses

Attachments

Exhibit 1 – October 15, 2025, PZB Staff Report
Exhibit 2 – October 15, 2025, PZB Meeting Minutes
Exhibit 3 – Revised Unified Flex Policy – (Track Changes)
Exhibit 4 – Revised Unified Flex Policy
Exhibit 5 – Unified Flex Table
Exhibit 6 – Resolution

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